



Memorandum

TO: Historic Landmarks Commission**FROM:** Courtney Damkroger**SUBJECT: PDC 01-03-048****DATE:** May 23, 2002

APPROVED:**DATE:**

SUBJECT: PLANNED DEVELOPMENT REZONING OF 165.14 ACRES FROM R-1-8 RESIDENCE, LI-LIGHT INDUSTRIAL, AND HI-HEAVY INDUSTRIAL ZONING DISTRICTS TO A(PD) PLANNED DEVELOPMENT TO ALLOW MASTER PLANNING OF OAK HILL MEMORIAL PARK WITH UP TO 82,781 SQUARE FEET OF MAUSOLEUM SPACE AND OFFICE SPACE.

BACKGROUND

The applicant, California Funeral Services, Inc., is proposing to rezone 165.14 gross acres from R-1-8 Residence, LI-Light Industrial, and HI-Heavy Industrial zoning districts to A(PD) Planned Development to allow approximately 73,781 square feet of mausoleum space and 8,900 square feet of administrative office space for a total of 82,781 square feet of new construction. The purpose of the rezoning is a Master Plan for the future build out of the cemetery. As part of the rezoning, the applicant intends to do additions to existing structures as well as additional mausoleums.

The project site, located on the southwest corner of Monterey Highway and Union Avenue, is bounded by heavy industrial and commercial office uses to the north and commercial and light industrial uses to the east. Chateau La Salle Mobile Home Park is located to the south of the cemetery site. To the west of Oak Hill Cemetery is vacant land currently in the County, but is the subject of a pending Planned Development Rezoning (File No. PDC02-042), and Annexation (File No. Monterey Park No. 104) for up to 399 single family attached dwelling units.

The Historic Landmarks Commission's comments will be forwarded to the Director of Planning and the project will be considered at a public hearing by the Planning Commission, tentatively scheduled for September 26, 2002. In turn the Planning Commission's recommendation for the Planned Development Rezoning will be forwarded to the City Council, who will take final action on the project. Upon City Council approval of the Planned Development Rezoning, Planned Development permits will also be required for this project. These permits will contain additional detail regarding the alterations to the historic buildings, and will be referred to the Historic Landmarks Commission for comment prior to any decision.



The site is identified in the City of San Jose Historic Resources Inventory as listed on the Santa Clara County Historical Heritage Resource Inventory of the County Historical Heritage Commission. The project site Oak Hill Memorial Park is not currently listed on the California Register of Historical Resources (CRHR). Several buildings within the site are architecturally significant, potentially eligible for the California and National registers as well as for City Landmark status. In addition, the report finds that the site itself is a Candidate City Landmark due to the significance of much of its architecture and its associations with persons significant in the early development of San Jose and California.

ANALYSIS

Oak Hill Cemetery is historically significant for its long association with the development of modern San Jose. It is associated as the burial place of a large number of persons who are significant within the early history of San Jose and California. According to the report, Oak Hill Memorial Park is the state's earliest Euro-American cemetery continuing in active use, serving originally as the burial place of Spaniards who followed De Anza, then of American settlers of the Pueblo San Jose. The cemetery continues to expand with the population of San Jose and is the burial place of many pioneers important to the local history of San Jose and the San Francisco Bay Area with more than 175,000 interments.

In order to better understand the significance of Oak Hill Memorial Park, and its associated structures, Planning staff requested that the applicant prepare an evaluation of the site, including both the historical and architectural significance. A separate report was also requested to evaluate the presence of significant archaeological resources. The archaeological report revealed that historic resources were present as historic burials and grave markers that were noted in and under the surface of the property. (Copies of both evaluations are attached to this report.)

The Great Mausoleum, designed by Albert Roller, an architect with a substantial body of work in California is a unique implementation of Romanesque Revival architecture. The Chapel of Roses is reflective of one of the most elaborate and well-done period revivals found locally in the English Tudor tradition. The historic report states that both these structures qualify for listing on the National Register of Historic Places (NRHP) and the California Register of Historic Places (CRHP) due to their distinctive design. These structures, evaluated per the City of San Jose's Historic Resource Evaluation procedure, both attained a score of 124.30, making them Candidate City Landmarks. The 1901 Mausoleum at the terminus of Machpeich Avenue is significant architecturally and is eligible for individual listing on the CRHP. It received a score of 95, making it also eligible for a City Landmark Designation. Planning staff has encouraged the owner to consider City Landmark designation.

As noted in the Historical and Architectural evaluation, there are a number of other existing structures on the property added to the project site in the late 1950's to early 1970's. These include the maintenance building and monument yard, Hillside mausoleums (Garden Crypts), and the Japanese Columbarium. The Administrative Building/Chapel of the Oaks, evaluated per the City of San Jose's Historic Resource Evaluation procedure, received a score of 66.0, while the Community Mausoleum and the Sales Office Building at the corner of Curtner and Monterey, with scores of 45.92 and 54.24, respectively, would be eligible for listing as Structures of Merit in the Historic Resources Inventory.

The report indicated that smaller mausoleums developed within the historic areas of the cemetery could have an impact on the context of the site. However, the potential impact of these additions, alterations or changes to the historic areas of the cemetery would not adversely effect the historic character if done in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Staff has recommended that the following mitigation be included on the land use plan to adequately address the preservation of historic resources at the project site:

"New construction shall be designed and sited in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings and/or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Prior to the issuance of a Planned Development Permit for additions within the cemetery, the project applicant shall contract a qualified architectural historian to review the proposed project for consistency with said standards. Final location and design shall be subject to review and recommendation by the Historic Landmarks Commission and to the satisfaction of the Director of Planning."

Staff has concluded that the above mitigation measures would adequately address potential impacts to historical/architectural resources as well as preserve the historical context and integrity of the site.

RECOMMENDATION

Planning staff recommends the Historic Landmarks Commission support the proposal and forward a recommendation for approval as proposed by the applicant to both the Planning Commission and City Council with the following additions:

- Recommend the use of the Secretary of the Interior's Standards for the Treatment of Historic Properties,
- Encourage the owners to apply for City Landmark designation,
- Request that the project return to the Commission at the time of the Development Permit in order to review and comment on the final plans.

Courtney Damkroger
Historic Preservation Officer

Attachments

- Project Plans
- *Historic and Architectural Evaluation for Oak Hill Memorial Park 300 Curtner Avenue*, dated April 16, 2002, prepared by Dill Design Group
- Archaeological Resource Evaluation of the Oak Hill Memorial Park in the City of San Jose for Oak Hill Improvement Association, dated March 26, 2002, prepared by Archaeological Resource Management